

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, **PHALANX PARTNERS, LLC**, an Illinois limited liability company, whose address is 300 S. Riverside Plaza, Suite 1650-A, Chicago, IL 60606 for and in consideration of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, GRANT, BARGAIN, SELL, REMISE, RELEASE, and CONVEY to **AMY B. HEIMBERGER**, individually, whose address is 412 East 7th Street, Houston, TX, 77007, her successors and assigns the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit (See Legal Description attached hereto as EXHIBIT A). And the Grantor, does covenant, promise and agree to and with the Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but not otherwise, SUBJECT TO: general real estate taxes for 2020 and subsequent years which are not yet due; acts of Grantee; rights of persons claiming by, through or under Grantee; and any other matters which Grantee shall approve in writing; matters which Grantee specifically agrees to take subject to during the title review period; building lines and setbacks; public and utility easements; City of Chicago's municipal and zoning code; covenants, conditions, and restrictions of record.

Doc#: 2115517115 Fee: \$98.00
 Karen A. Yarbrough
 Cook County Clerk
 Date: 06/04/2021 03:07 PM Pg: 1 of 2

Dec ID 20210401693744
 ST/CO Stamp 1-039-177-232 ST Tax \$3,300.00 CO Tax \$1,650.00
 City Stamp 1-173-673-488 City Tax: \$34,650.00

(The Above Space For Recorder's Use Only)

Permanent Index Number: 14-33-304-031-0000
 Address: 1928 North Mohawk Street, Chicago, IL 60614

Dated this 1 day of April 2021.

Phalanx Partners, LLC, an Illinois limited liability company,

By: [Signature]
 Christopher S. McGuire, its authorized managing member

FIDELITY NATIONAL TITLE CH 210022418
1042

STATE OF ILLINOIS, COUNTY OF COOK, I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **CHRISTOPHER S. MCGUIRE**, as authorized managing member of Phalanx Partners, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of April 2021.



[Signature]
 NOTARY PUBLIC

This instrument was prepared by Bryan P. Lynch, Law Office of Bryan P. Lynch, P.C., 734 N. Wells Street, Chicago, Illinois 60654.

GRANTEES ADDRESS

UPON RECORDING MAIL TO:
 Amy B. Heimberger
 1928 N. Mohawk St.
 Chicago, Illinois 60614

SEND SUBSEQUENT TAX BILLS TO:
 Amy B. Heimberger
 1928 N. Mohawk St.
 Chicago, Illinois 60614

REAL ESTATE TRANSFER TAX	09-Apr-2021
CHICAGO:	24,750.00
CTA:	9,900.00
TOTAL:	34,650.00 *

14-33-304-031-0000 | 20210401693744 | 1-173-673-488

REAL ESTATE TRANSFER TAX	09-Apr-2021
COUNTY:	1,650.00
ILLINOIS:	3,300.00
TOTAL:	4,950.00

14-33-304-031-0000 | 20210401693744 | 1-039-177-232

* Total does not include any applicable penalty or interest due.

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EXHIBIT A
Legal Description

LOT 25 (EXCEPT THE SOUTH 98/100 OF A FOOT THEREOF) IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF THE BLOCK 41 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office